43 CRANARCH Terrace, Calgary T3M 0S3

MLS®#:	**A2161820**	Area:	**Cranston**	Listing Date:	**09/06/24**	List Price: **$1,299,900**
Status:	**Active**	County:	**Calgary**	Change:	**-$55k, 10-Sep**	Association: **Fort McMurray**

General Information

Prop Type:	**Residential**					**DOM**
Sub Type:	**Detached**					**12**
City/Town:	**Calgary**	**Finished Floor Area**				**Layout**
Year Built:	**2013**	Abv Sqft:	**2,483**			Beds: **5 (3 2)**
Lot Information		Low Sqft:				Baths: **3.5 (3 1)**
Lot Sz Ar:	**5,134 sqft**	Ttl Sqft:	**2,483**			Style: **2 Storey**
Lot Shape:						
						Parking
						Ttl Park: **2**
Access:						Garage Sz: **2**

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Garden,Landscaped,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Stone,Stucco,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Fire Pit,Garden**		**Carpet,Ceramic Tile,Hardwood**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**4`11" x 4`8"**	**Dining Room**	**Main**	**14`0" x 9`2"**
Kitchen	**Main**	**12`3" x 15`4"**	**Living Room**	**Main**	**12`9" x 15`7"**
Mud Room	**Main**	**8`7" x 9`3"**	**Office**	**Main**	**11`7" x 9`11"**
4pc Bathroom	**Upper**	**8`11" x 4`11"**	**5pc Ensuite bath**	**Upper**	**14`6" x 10`7"**
Bedroom	**Upper**	**15`7" x 12`0"**	**Bedroom**	**Upper**	**13`10" x 10`10"**
Laundry	**Upper**	**7`9" x 5`3"**	**Loft**	**Upper**	**12`6" x 14`6"**
Bedroom - Primary	**Upper**	**12`6" x 15`6"**	**Walk-In Closet**	**Upper**	**12`3" x 6`1"**

4pc Bathroom	Basement	4`10" x 8`10"	Bedroom	Basement	10`2" x 10`1"
Bedroom	Basement	8`7" x 11`9"	Game Room	Basement	23`10" x 15`5"
Storage	Basement	11`3" x 8`8"	Furnace/Utility Room	Basement	5`11" x 9`0"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		**R-1s**	
Legal Desc:	**1213557**		

Remarks

Pub Rmks: **Welcome to 43 Cranarch Terrace SE, a stunning two-storey home in the highly sought-after community of Cranston. Nestled amidst breathtaking mountain views as well as an expansive panorama of the river valley and brilliant sunsets! This exquisitely appointed residence offers an unparalleled living experience. The main floor greets you with rich hardwood floors, high ceilings, and an abundance of natural light streaming through large windows. The spacious living room, centered around a beautiful gas fireplace, seamlessly flows into the open-concept dining area. The gourmet kitchen is a chef's delight, featuring an abundance of cabinetry, stainless steel appliances, a ceramic cooktop, a built-in convection oven and a corner pantry. A dedicated home office on the main floor adds to the functionality of this exceptional layout. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite. The primary retreat boasts a spa-inspired ensuite with double vanities, a makeup area, a large walk-in closet, and a private balcony offering captivating west and southwest views. A versatile loft space and a convenient laundry room complete the second floor. The fully finished basement extends the living space with two additional bedrooms and a cozy family room, perfect for movie nights or entertaining guests. Step outside to your beautifully landscaped backyard, featuring a covered deck, a stone patio with a fire pit, and serene surroundings. Upgrades and updates include new dishwasher and hot water tank in 2023, air conditioning, Duradeck, Phantom screens and water softener. Located in a prime location, this incredible home is within walking distance to Century Hall Community Centre, Cranston Market, and offers easy access to South Health Campus, local schools, and major roadways including Stoney and Deerfoot Trails.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**